

Frankfort Architectural Review Board

August 16, 2005

Members Present: Andy Casebier
 Joe Johnson
 Roger Stapleton (3)

Members Absent: John Downs
 Dwayne Cook (2)

There being a quorum, the meeting was called to order by
Chairman Stapleton.

A motion was made by Mr. Johnson to approve the minutes of the meeting of July 19, 2005. The motion was seconded by Mr. Stapleton and carried unanimously.

The first item of business was a request from Strategies, LLC requesting a conditional use permit to operate a professional office at 514 Capital Avenue. Mr. Robert Hewitt, Senior Planner, was present for the staff report. He stated based on city records, it appeared the structure was utilized as a single family residence until early 1987 and that since then, two conditional use permits have been issued for professional offices: KY Optometric Association approved 3/2/87 and KY Forward approved 6/1/92. Mr. Hewitt stated the staff recommended approval with the following conditions: 1. The conditional use is permitted only at 514 Capital Avenue; 2. The conditional use is granted only to Rollcall Strategies, LLC; 3. The conditional use is not transferable and any change in ownership, lessee, or type of business would make the approval null; 4. Any signs would have to conform to Articles 4 & 14 of the Frankfort Zoning Ordinance and may be approved administratively; 5. Screening of any outdoor refuse disposal containers shall require the installation of a 6 foot tall wood privacy fence, double row of evergreen trees or a combination thereof; 6. The previous conditional use permit for KY Forward is now null and void by this approval and the subject site will maintain two office uses with this approved conditional use permit.

Mr. John McCarthy, Managing Partner of Rollcall Strategies was present and stated they were in agreement with the staff report. He stated their operation was a government relations business. He stated usually there would be no more than one in the office. He stated most of their business is conducted by computer and phone and that half of their clients are out of state.

There was no one present to speak in favor or in opposition to the request.

A motion was made by Mr. Johnson to approve the request with all six staff conditions being met. The motion was seconded by Mr. Casebier and carried unanimously.

The next item of business was a request from S. J. Arthur for a Certificate of Appropriateness to increase the width of two existing door openings and install two new double french doors on the rear of 311-313 Coleman Avenue. Mr. Robert Hewitt, Senior Planner, was present and stated the project proposes to increase the width of the existing door openings along the rear elevation of both units. He added it appeared the existing single doors are approximately 36 inches in width and the proposal is to increase the existing width to a rough opening of 5' – 5 5/8" to accommodate the french doors.

Mr. Hewitt stated the existing wood exterior doors feature three recessed panels on the lower portion with a 6 pane true divided light windows. He stated the homes exterior is covered with vinyl siding and all windows have been replaced with vinyl clad simulated divided light windows.

Mr. Hewitt stated that while the applicant's proposal is not consistent with the design criteria contained in Article 17.10 #7 a-d of the Frankfort Zoning Ordinance, it does not appear that the replacement of two exterior rear doors with french doors would have an adverse effect on the overall character of the district. He added the project is located at the rear of the structure and would not be visible from the public right of way and the street. Mr. Hewitt stated staff recommended approval of the request.

Mr. Jamie Wigglesworth, Architect, 507 St. Clair Street, was present for the applicant. He stated the client wants low maintenance. Mr. Wigglesworth stated the doors would have flat aluminum casing.

There was no one present to speak in favor or in opposition to the request.

A motion was made by Mr. Casebier to approve the request based on the fact that the work was not visible from the street. The motion was seconded by Mr. Johnson and carried unanimously.

The next item of business was a request from the City of Frankfort Planning & Building Codes Department to amend the following articles of the Frankfort Zoning Ordinance: 4.248 Central Business District-Sign Regulations, 4.405 Signs of the Special Historic District and 4.416 Signs of the Special Capital District. Mr. Robert Hewitt, Senior Planner, was present for the staff report. He stated on March 10, 2005, the owners of the property at 519 Ann Street requested a waiver from the Planning Commission to Article 4.405 Signs, to allow the placement of tenant panels on a freestanding sign. He stated a waiver was required because staff interpreted the ordinance to read that the tenant panes must be mounted on the façade of the building in

some fashion, which excluded panels on a freestanding sign. The Board stated this was a good thing for historic districts.

The next item of business was a request from the City of Frankfort Planning and Building Codes Department to discuss a proposal to amend Article kj17.10 Design Guidelines for Exterior Remodeling of the Frankfort Zoning Ordinance to allow vinyl as an acceptable replacement material within the Special Capital District for existing wood fences or as acceptable material for new fences. Mr. Robert Hewitt was present for this discussion. He stated on July 11, 2005 the Mayor sent a memorandum to the City Manager requesting an amendment to Article 17 of the Zoning Ordinance. He added the basis of the amendment was to allow vinyl as an acceptable material for fence construction in the Special Capital District. As instructed by the City Manager, staff has prepared language amending the ordinance.

Mr. Joe Johnson stated he did not really like vinyl in this area but did not see how they can allow it on a house but not in a yard. Mr. Hewitt stated staff has approved some in the rear not visible. Mr. Casebier stated once vinyl is damaged it is damaged forever and becomes brittle. Mr. Casebier stated he is opposed to vinyl

Mr. Wigglesworth was present and stated he is opposed to vinyl in historic areas and it detracts from the character of historic areas. Mr. Mark Garrison was present and stated he was opposed to vinyl in historic areas. Mr. Stapleton was in agreement with Mr. Garrison. The Board requested Mr. Casebier write something up for their signature regarding this matter.

A motion was made by Mr. Johnson to adjourn. The motion was seconded by Mr. Casebier and carried unanimously.

____Chairman

